



# Coronado Neighborhood Association

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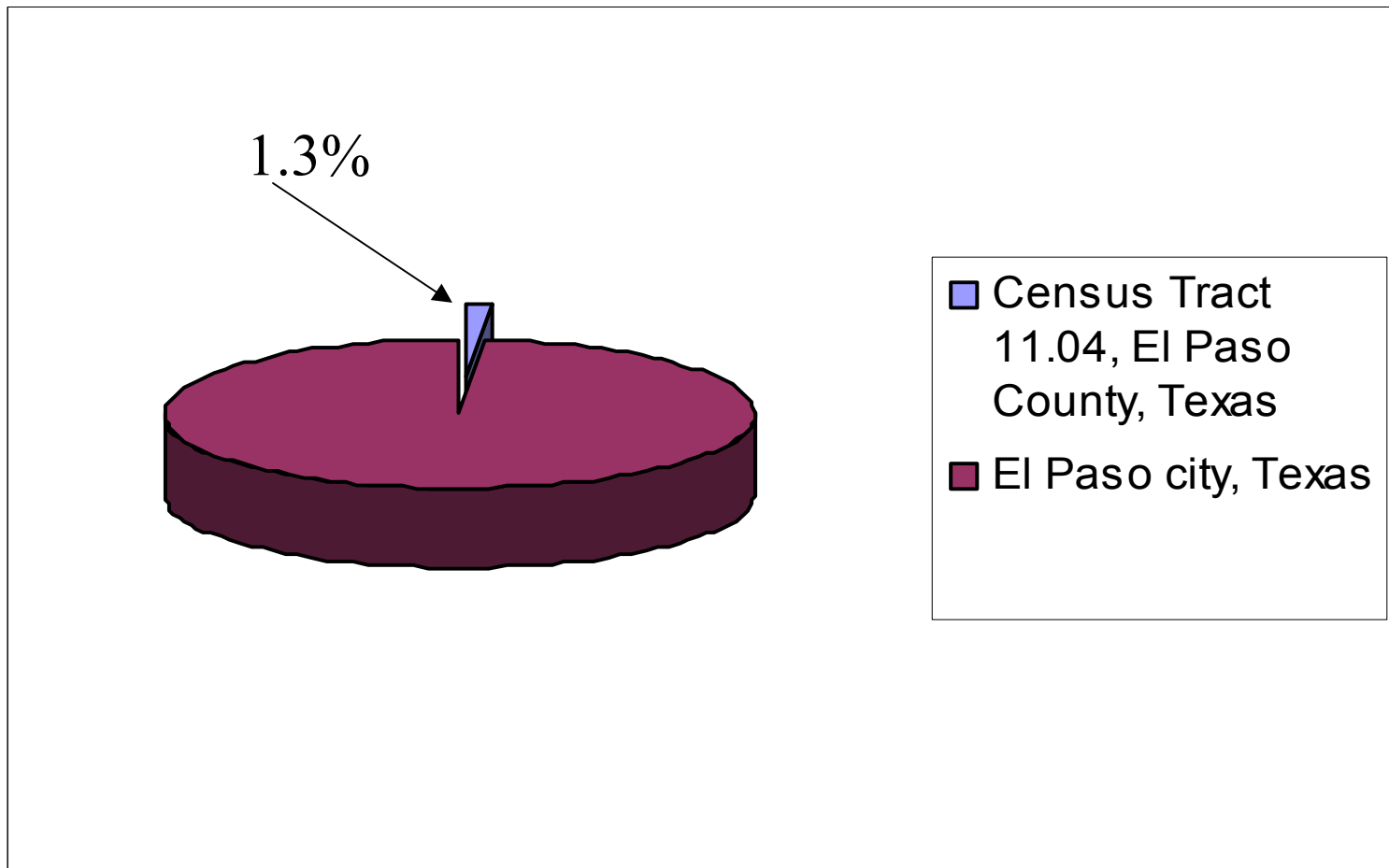
## **Overview of Neighborhood Change and Planning**

- Decentralization of population from the center to the suburbs (post WWII)
- “Bedroom Communities”—single function areas (1950-70)
- Decentralization of commerce and services from downtown to suburbs (1980s-present)
- Sub-centers—multi-functional neighborhoods

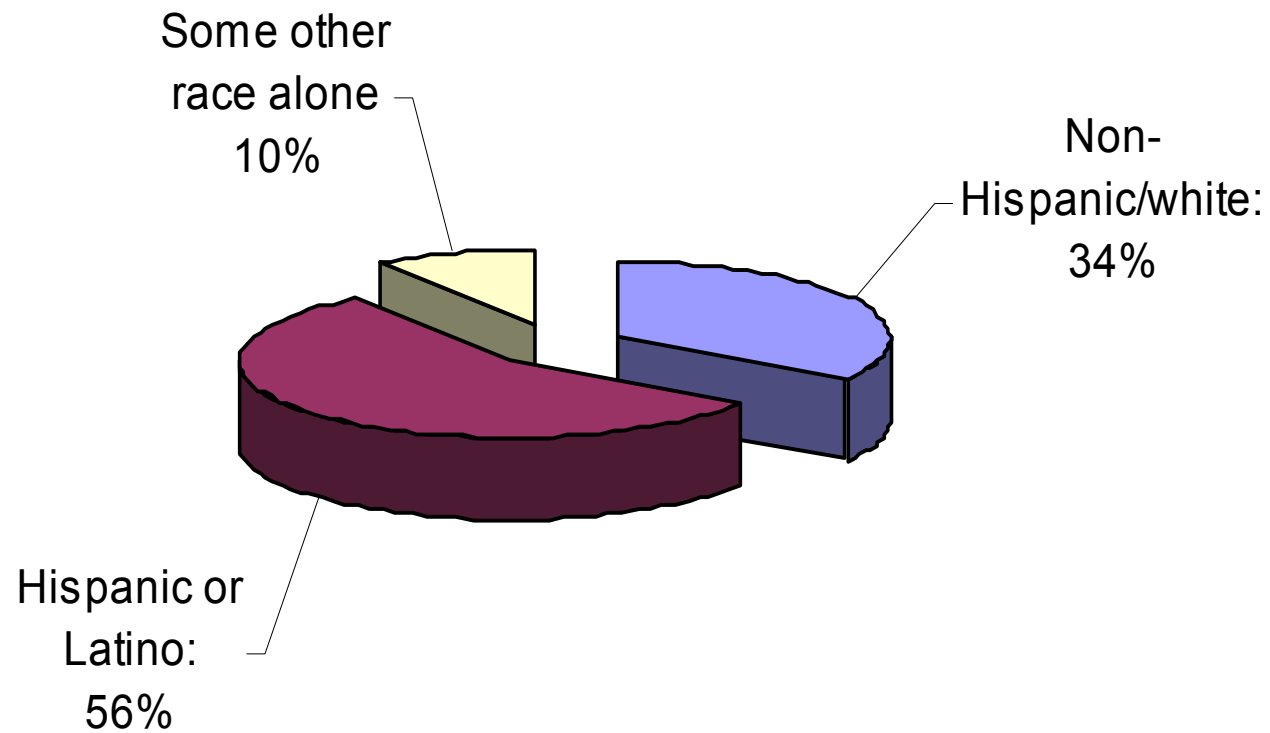
# Historical Growth Coronado Neighborhood



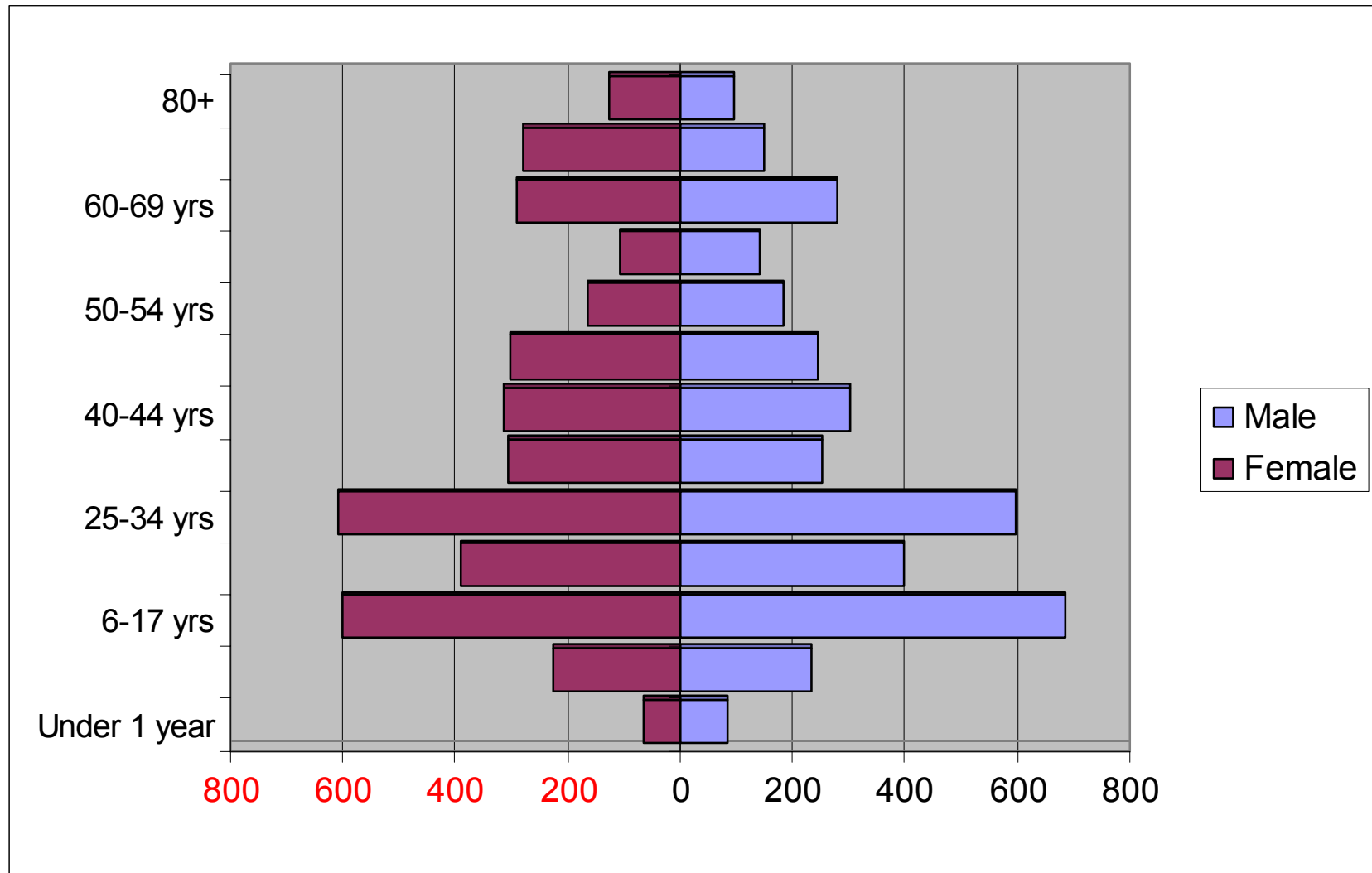
## Population in tract 11.04 as a percentage of total



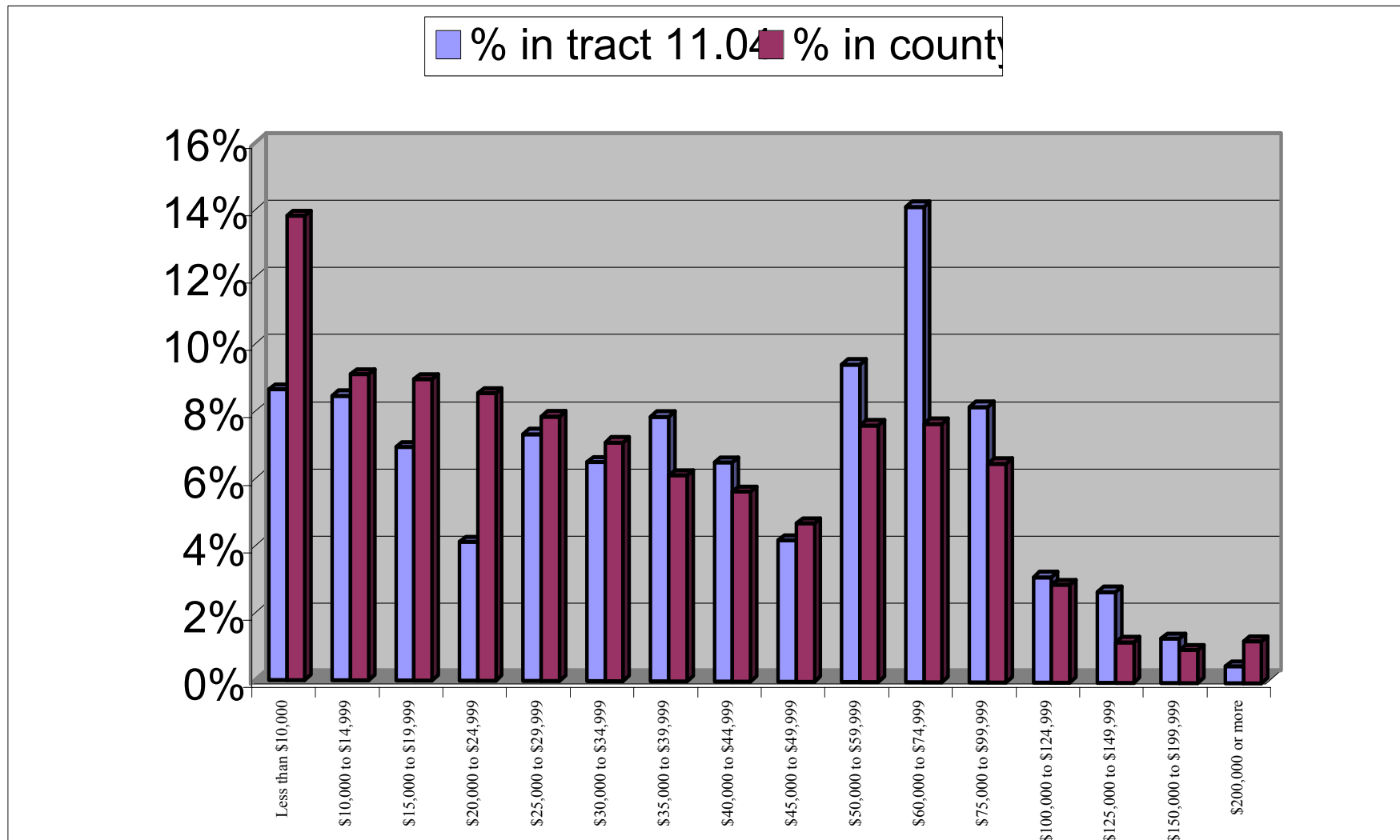
# Race and ethnicity for CNA as a percentage of total population



## Age by gender (tract 11.04)



# Household income in 1999



# Comparison Ratios

Race/Ethnicity Comparison ratios				
	Not Hispanic	NonLatino/White	Hispanic	Hispanic/Other
Tract 11.04	<b>1.63</b>	<b>1.82</b>	0.81	0.58

Age (Comparison Ratio)	Census
	Tract 11.04
Under 18	0.82
Under 1 year	<b>1.16</b>
1-5 yrs	0.73
6-17 yrs	0.83
18-24 yrs	<b>1.08</b>
25-34 yrs	<b>1.14</b>
35-39 yrs	0.98
40-44 yrs	<b>1.11</b>
45-49 yrs	<b>1.13</b>
50-54 yrs	0.90
55-59 yrs	0.86
60-69 yrs	<b>1.14</b>
70-79 yrs	<b>1.10</b>
80+	<b>1.33</b>

HOUSEHOLDS BY TYPE OF HOUSEHOLD (Comparison Ratio)	
Tract	11.04
1-person household:	<b>1.42</b>
Male householder	<b>1.31</b>
Female householder	0.77
2-or-more-person household:	0.90
Family households	0.86
as % of total hshld:	
Married-couple as	0.88
% of total hshlds	
With own children under 18 years	0.72
No own children under 18 years	1.08
Male householder, no wife present:	<b>1.41</b>
Male with own children under 18 years	<b>2.25</b>
Male w/no children under 18 years	0.77
Female householder, no husband present:	0.66
Female w/ own children under 18 years	0.76
Female w/o own children under 18 years	0.51
Nonfamily households:	<b>2.00</b>
Non family Male householder	<b>2.25</b>
Non family Female householder	<b>1.64</b>

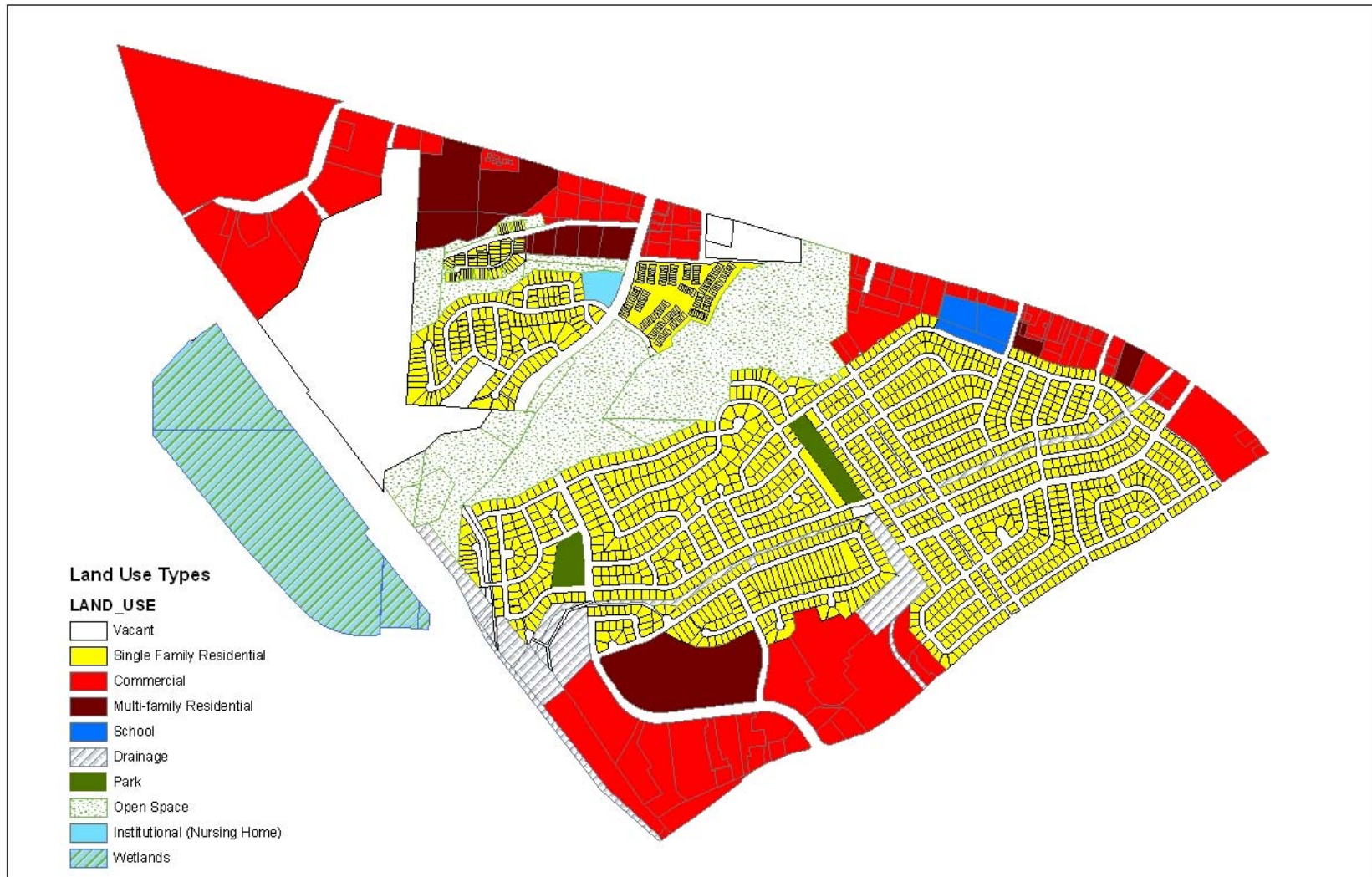
MEDIAN HOUSEHOLD INCOME IN 1999			
	Tract 11.04		El Paso City
	\$ 40,055	\$	32,124

PER CAPITA INCOME IN 1999			
	Tract 11.04		El Paso City
	\$ 18,298	\$	14,388

EDUCATIONAL ATTAINMENT FOR THE POP 25+ YRS.	
	Tract 11.04
No schooling completed	0.76
Nursery to 4th grade	0.77
5th and 6th grade	0.44
7th and 8th grade	0.51
9th grade	0.64
10th grade	0.34
11th grade	0.90
12th grade, no diploma	0.56
High school graduate (includes equivalency)	0.71
Some college, less than 1 year	<b>1.04</b>
Some college, 1 or more years, no degree	<b>1.28</b>
Associate degree	<b>1.15</b>
Bachelor's degree	<b>1.70</b>
Master's degree	<b>1.67</b>
Professional school degree	<b>1.50</b>
Doctorate degree	<b>4.78</b>



# Coronado Neighborhood Land Use

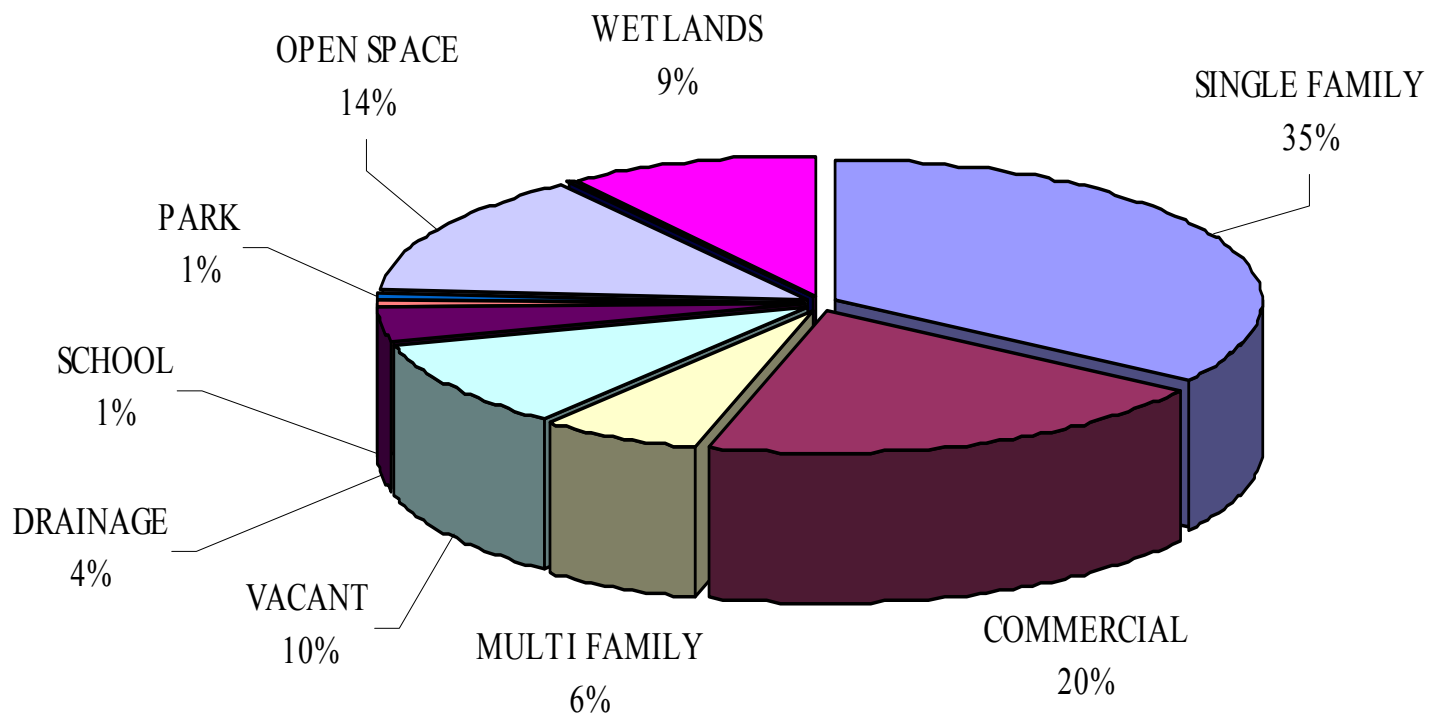


# Land Use Acreage Coronado

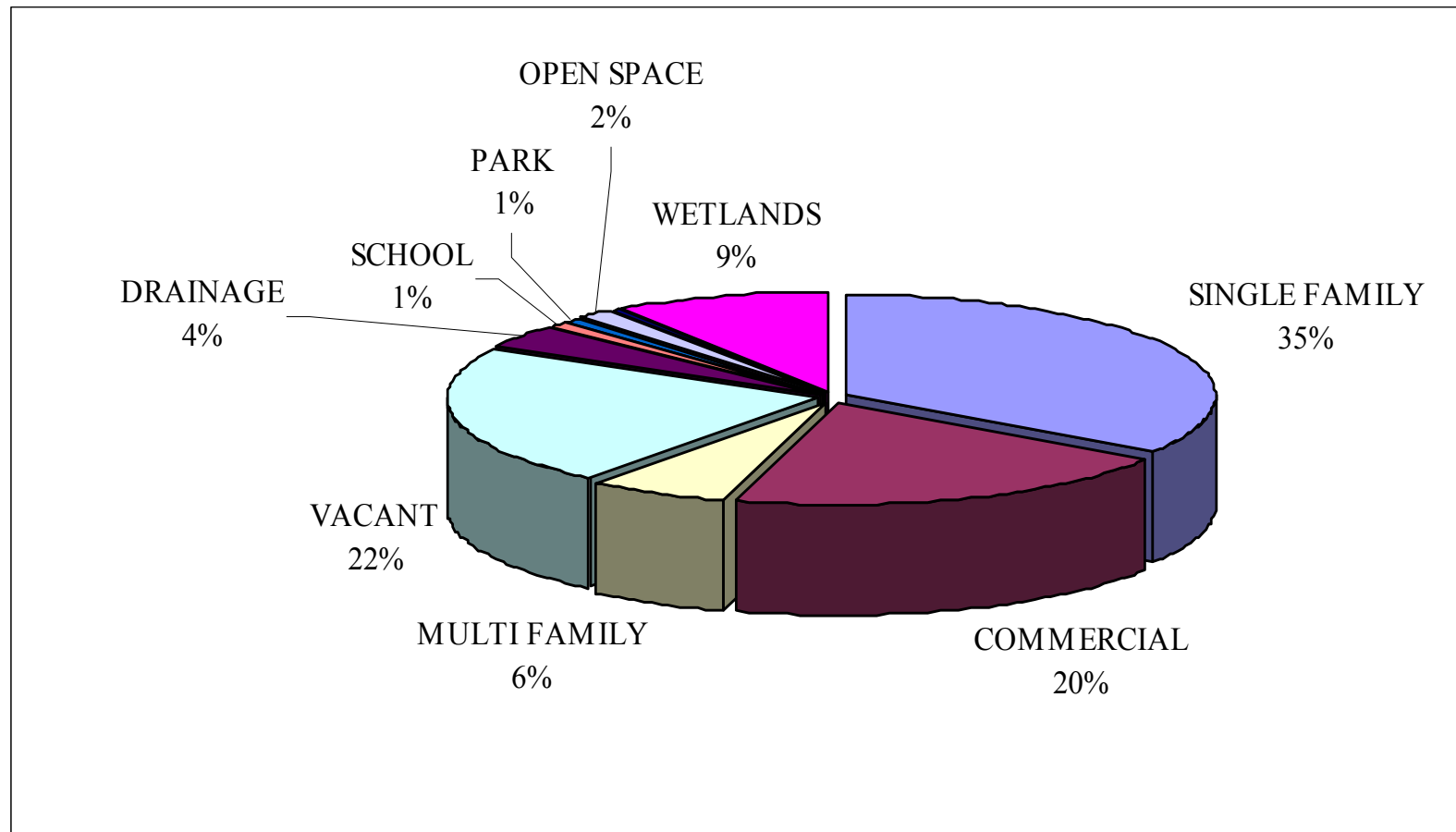
<i>ARROYO INCLUDED AS OPEN SPACE</i>		
<i>LAND USE TYPE</i>	<i>ACREAGE</i>	<i>PERCENT</i>
SINGLE FAMILY	371.1	34.40%
COMMERCIAL	216.6	20.08%
MULTI FAMILY	67.1	6.22%
VACANT	108.7	10.08%
DRAINAGE	43.9	4.07%
SCHOOL	8.2	0.76%
PARK	9.8	0.91%
OPEN SPACE	148.4	13.75%
NURSING HOME	3.2	0.30%
WETLANDS	101.9	9.44%
TOTAL	1078.9	100.00%

<i>ARROYO INCLUDED AS VACANT</i>		
<i>LAND USE TYPE</i>	<i>ACREAGE</i>	<i>PERCENT</i>
SINGLE FAMILY	371.1	34.40%
COMMERCIAL	216.6	20.08%
MULTI FAMILY	67.1	6.22%
VACANT	240.2	22.26%
DRAINAGE	43.9	4.07%
SCHOOL	8.2	0.76%
PARK	9.8	0.91%
OPEN SPACE	16.9	1.57%
NURSING HOME	3.2	0.30%
WETLANDS	101.9	9.44%
TOTAL	1078.9	100%

# Land Use with arroyo included as open space



# Land use with arroyo included as vacant land



# Land Potential Analysis Parameters



- **No potential (1)**
- Land already developed and property well maintained
- Parks owned by the city or neighborhood association
- Facilities owned by the city or neighborhood association (swimming pools)
- Institutional facilities unlikely to change (schools, churches, etc.)
- Building in perfect conditions



- **Low Potential (2)**
- Minor deterioration visible; slightly less attractive and desirable, but useful
- Normal wear and tear is apparent, average attractiveness & desirability
- Vacant parcel that is small and already zoned
- Building shows minor deterioration



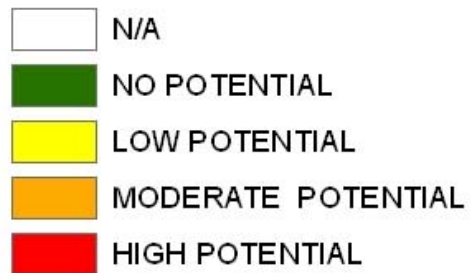
- **Moderate Potential (3)**
- Marked deterioration but quite useable; rather unattractive and undesirable
- Definite deterioration is obvious definitely undesirable and barely usable
- Vacant parcel is large and may alter the character of the surrounding area



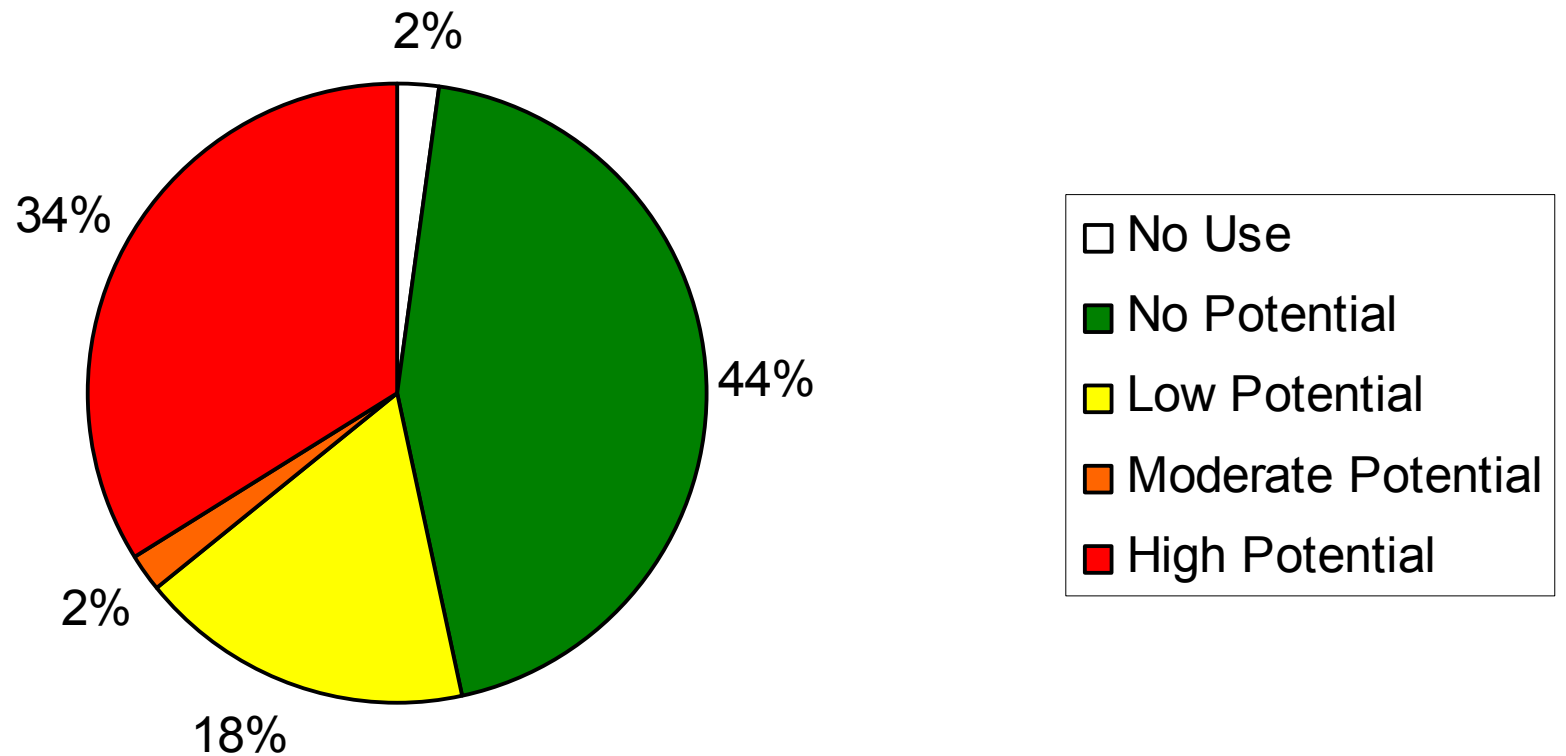
- **High Potential (4)**
- Property seems to be in “wrong place” incompatible or no-conforming land use
- Condition approaches unsoundness
- Building is structurally unsound
- Vacant parcel large enough and available to develop

## Land Use Potential: Coronado Neighborhood

### Land Use Potential

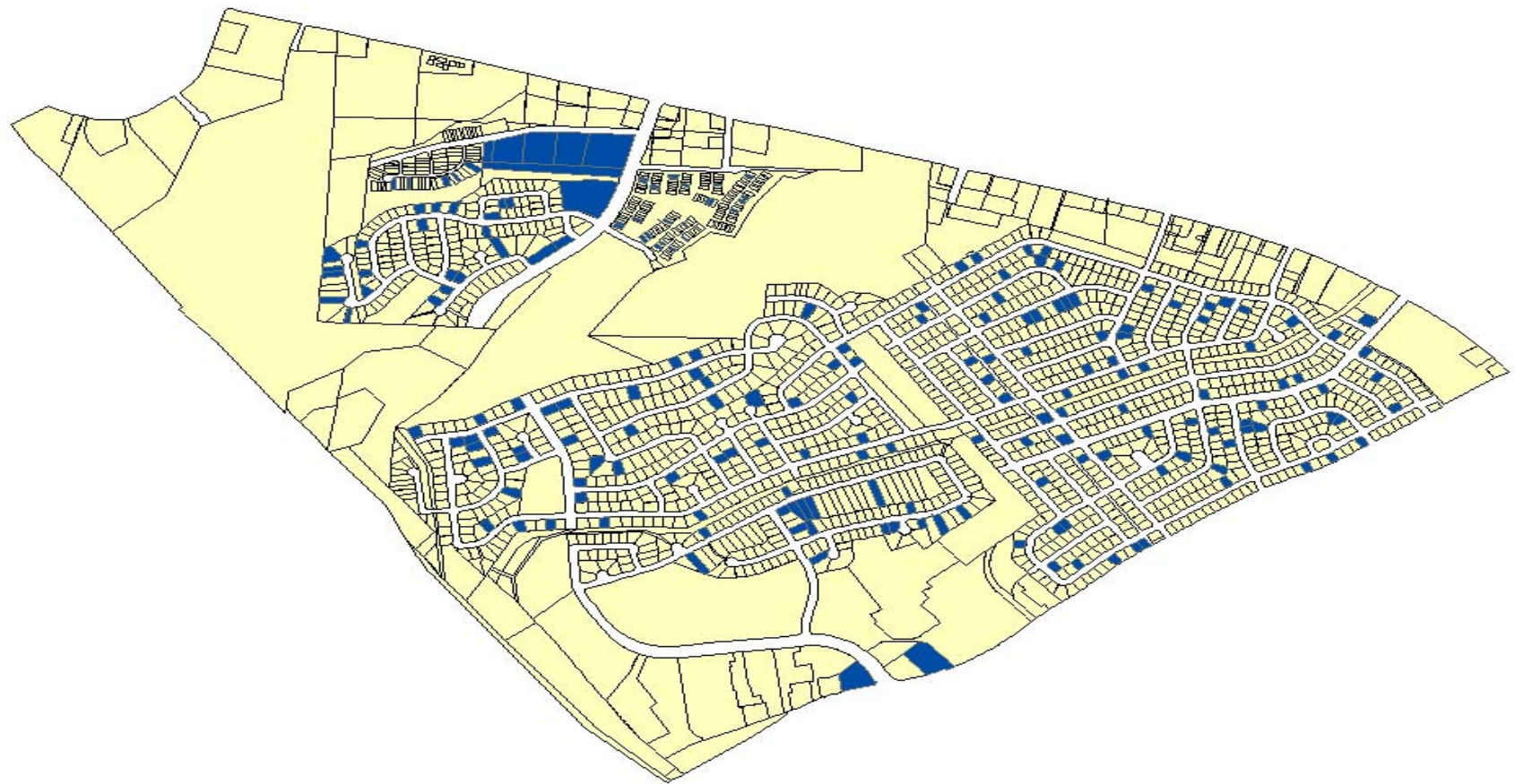


# CNA Land Use Potential



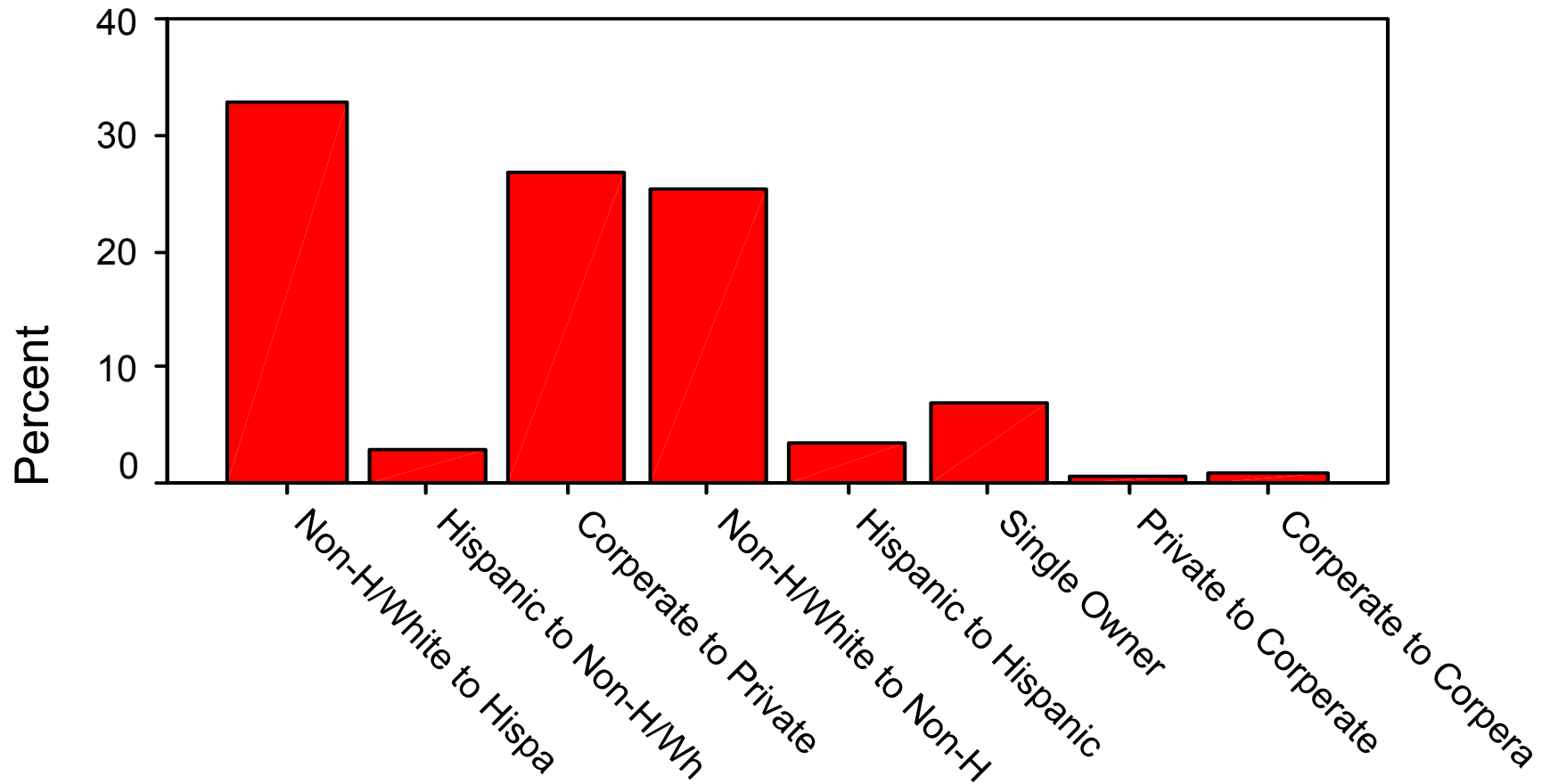


# Random Selection of Parcels: Real Estate Analysis



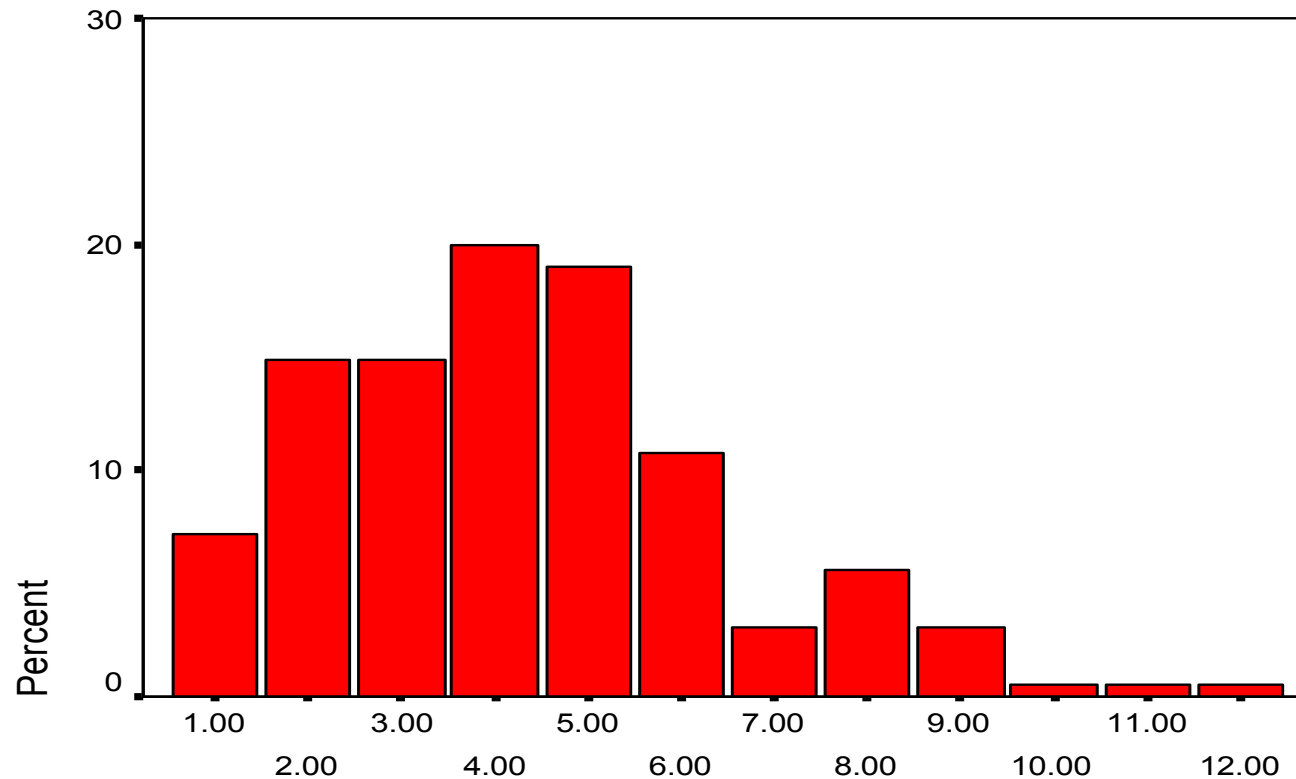


# Ethnic Change Coronado



Source: U.S. Census Bureau, 2000

# Property Turnover Coronado



SALES

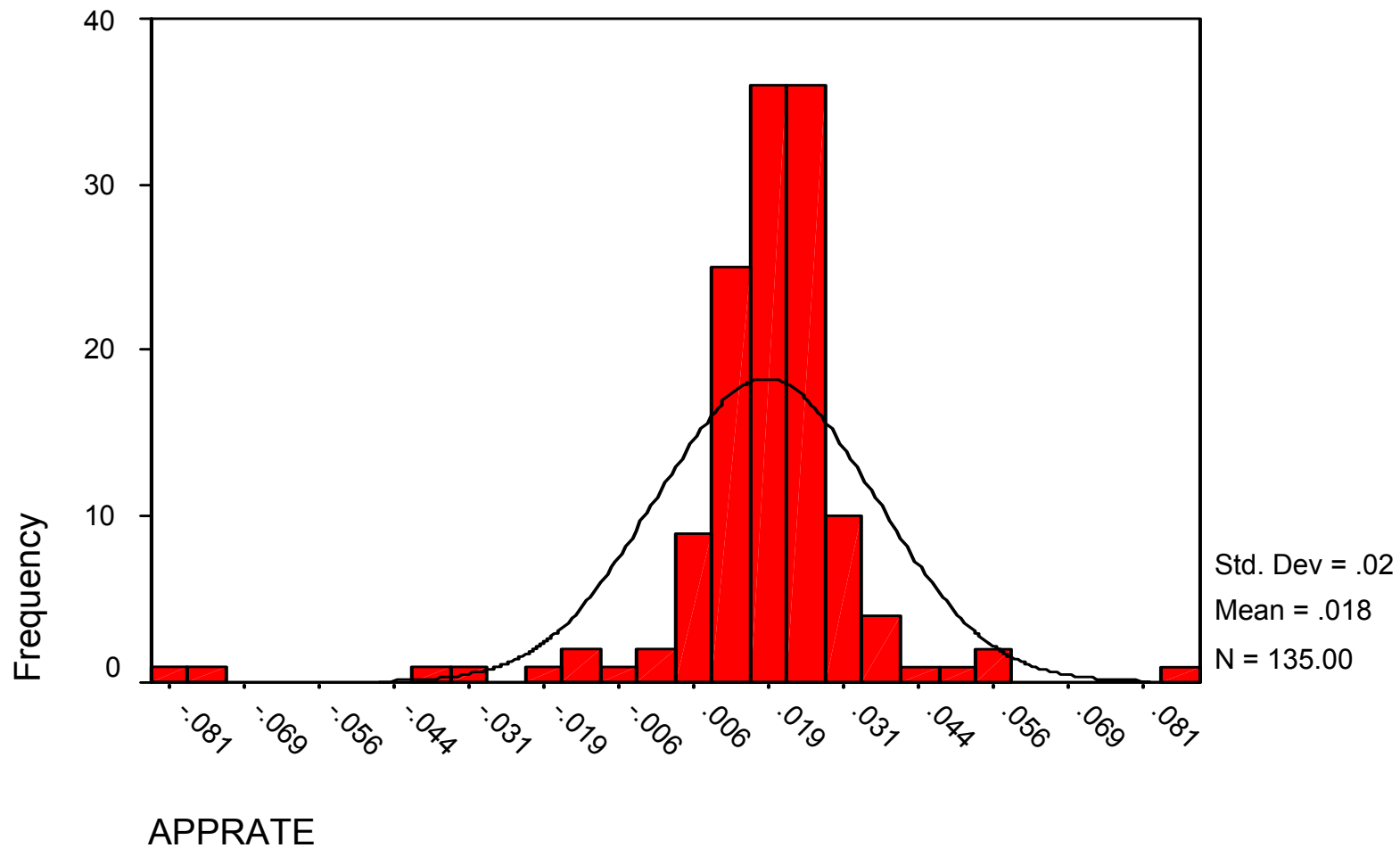
**Descriptive Statistics**

	N	Minimum	Maximum	Mean	Std. Deviation
SALES	195	1.00	12.00	4.3231	2.15465
Valid N (listwise)	195				

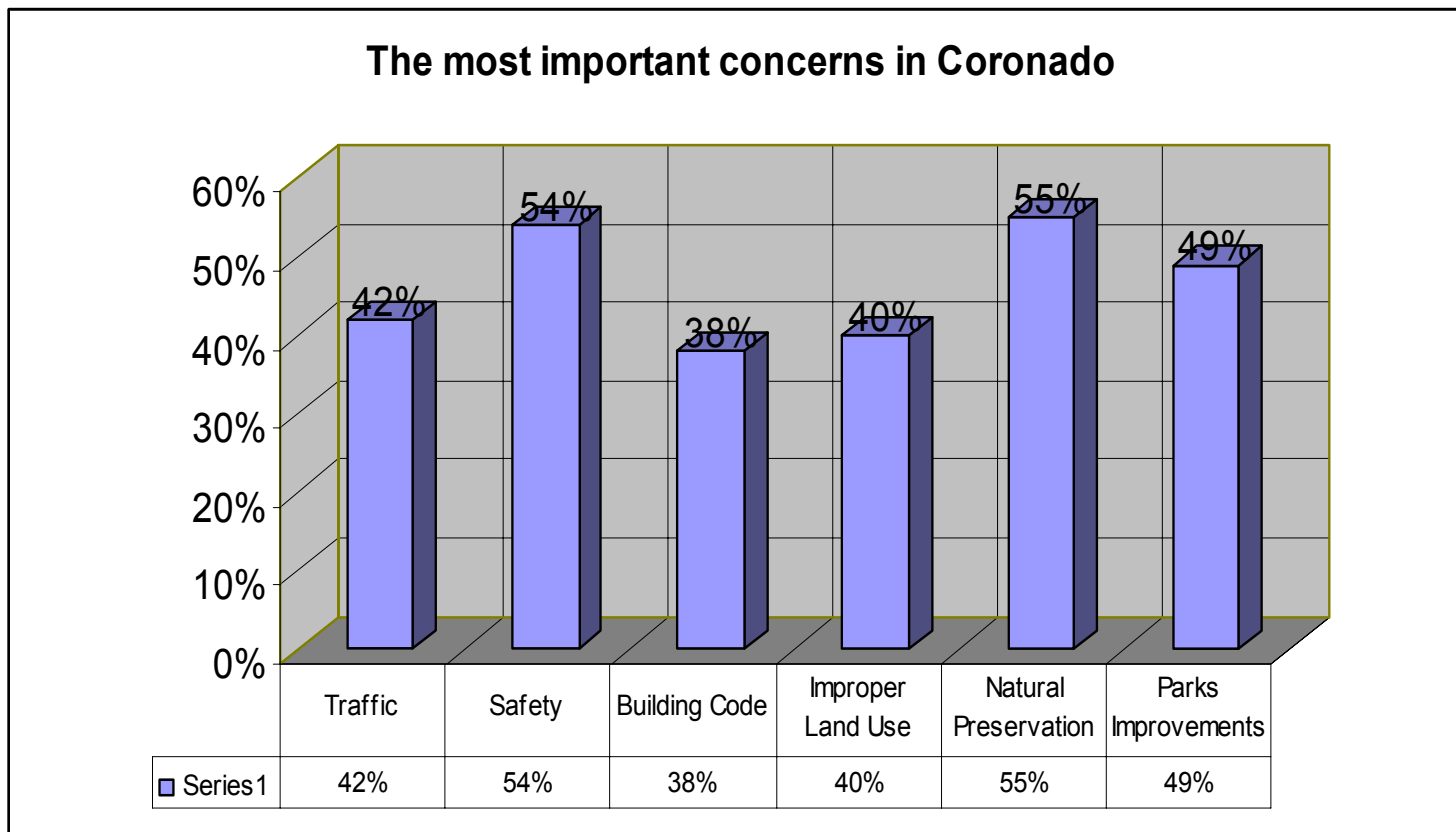
# Sales by Decade

			DECADE					Total
			1950s	1960s	1970s	1980s	1990s	
Count	SALES	1.00	10	2	2	0	0	14
		2.00	8	8	12	0	0	28
		3.00	14	7	5	0	3	29
		4.00	9	10	16	3	1	39
		5.00	9	0	20	4	4	37
		6.00	7	3	7	1	2	20
		7.00	0	0	3	1	2	6
		8.00	2	0	6	2	1	11
		9.00	2	1	1	0	2	6
		10.00	0	0	1	0	0	1
		11.00	0	1	0	0	0	1
		12.00	0	0	0	1	0	1
	Total		61	32	73	12	15	193
% of Total	SALES	1.00	5.2%	1.0%	1.0%	.0%	.0%	7.3%
		2.00	4.1%	4.1%	6.2%	.0%	.0%	14.5%
		3.00	7.3%	3.6%	2.6%	.0%	1.6%	15.0%
		4.00	4.7%	5.2%	8.3%	1.6%	.5%	20.2%
		5.00	4.7%	.0%	10.4%	2.1%	2.1%	19.2%
		6.00	3.6%	1.6%	3.6%	.5%	1.0%	10.4%
		7.00	.0%	.0%	1.6%	.5%	1.0%	3.1%
		8.00	1.0%	.0%	3.1%	1.0%	.5%	5.7%
		9.00	1.0%	.5%	.5%	.0%	1.0%	3.1%
		10.00	.0%	.0%	.5%	.0%	.0%	.5%
		11.00	.0%	.5%	.0%	.0%	.0%	.5%
		12.00	.0%	.0%	.0%	.5%	.0%	.5%
	Total		31.6%	16.6%	37.8%	6.2%	7.8%	100.0%

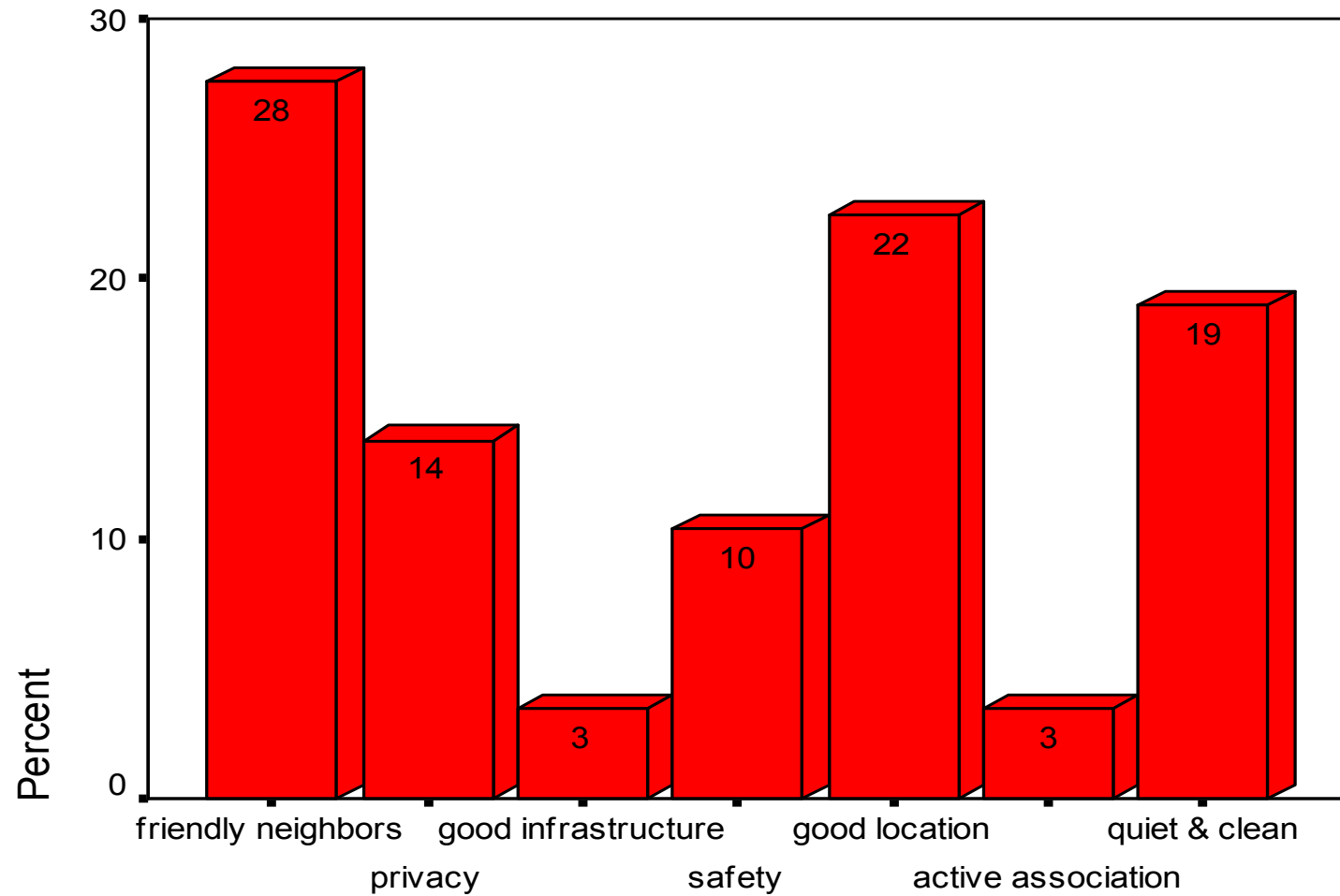
# Appreciation Rate Distribution for Coronado



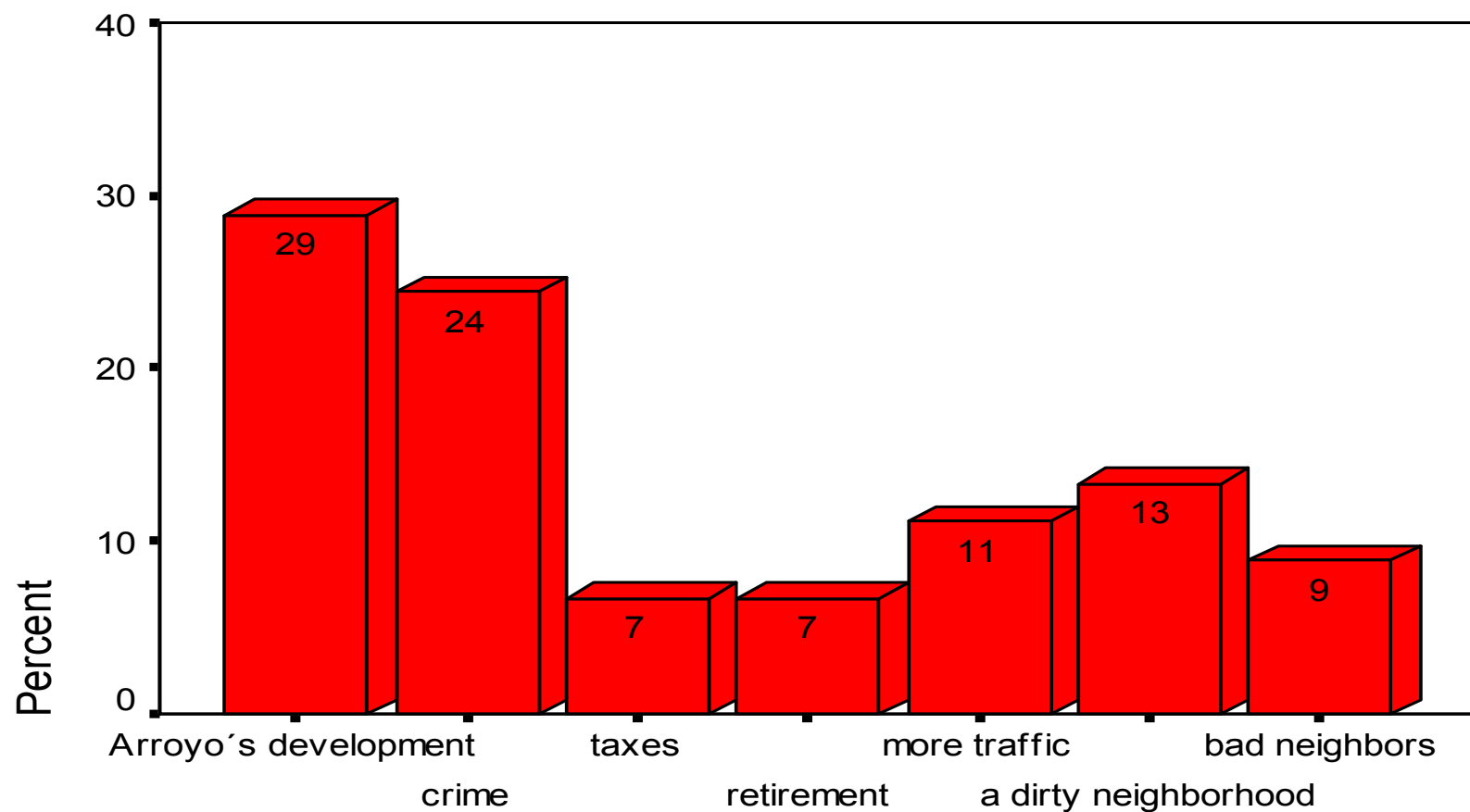
# The principal concerns in Coronado are:



## What is the best part of living in Coronado?



## What would make you leave the neighborhood?



## ALTERNATIVES

ALTERNATIVE	DEFINITION	PROS	CONS
Development Agreement	A negotiated agreement between a locality and a developer (promise not to change its planning, zoning or other laws for a period of time).	<ul style="list-style-type: none"> <li>-Comprehensive project planning</li> <li>-Method of dealing with requested environmental impact mitigation</li> <li>-Allows parties to enter agreement related to specific problems</li> <li>-Can restrict property to particular size, use.</li> <li>-Vests bldg. Rights at time of agreement</li> <li>-Locality may receive more bens.</li> </ul>	<ul style="list-style-type: none"> <li>-Requires additional paper work and time</li> <li>-Risky – locality commits to land-use policies for over 3 yrs.</li> <li>-Possible difficulties in administering agreement that relies on staff knowledge or past land-use regulations</li> </ul>
Hillside/slope Zoning	Performance zoning established for hillside slopes to preserve their unique characteristics and provide safe development. An ordinance is adopted.	<ul style="list-style-type: none"> <li>-Safe development on hillsides.</li> <li>-Preservation of natural terrain/view/aesthetics</li> <li>-Minimizes dangers of runoff and sedimentation</li> <li>-Development compatible with site.</li> </ul>	<ul style="list-style-type: none"> <li>-Reduced effectiveness in multi-jurisdictional areas</li> <li>-In depth geological and soils investigation by expert</li> </ul>
Land banking	Purchase by a government agency of areas of land with the intent of controlling their future use.	<ul style="list-style-type: none"> <li>-Provides land for future use at current cost</li> <li>-Prevents development of sites required for parks, open space, public housing, schools, etc.</li> <li>-Affords more control over development in agreement with community</li> <li>-Public improvement decisions benefit</li> </ul>	<ul style="list-style-type: none"> <li>-Unless Federal/state money is available, requires large local funds in early stages</li> <li>-May be impermissible activity for govt. to resell at a profit</li> <li>-Land is removed from tax rolls until resold – pressure to sell</li> <li>-Burden of maintenance on government</li> </ul>



## ALTERNATIVES

ALTERNATIVE	DEFINITION	PROS	CONS
Land Trust	A locally based, nonprofit, tax-exempt corporation is legally empowered to accept and manage land to preserve its open space and natural character.	<ul style="list-style-type: none"> <li>-Tax incentives</li> <li>-Promotes continued use of productive land</li> <li>-Alternative means for open space and resources preservation</li> <li>-Ensures perpetuity of open space</li> <li>-Non political nature</li> </ul>	<ul style="list-style-type: none"> <li>-Requires time, information and skill (tax benefits and negotiations)</li> <li>-Responsible for monitoring use to be consistent with objectives</li> </ul>
Mixed use Development	Combination of different land uses on same or adjacent lots or within the same building or complex.	<ul style="list-style-type: none"> <li>-Reduce cost of development</li> <li>-Bring community facilities closer together and enhances vitality</li> <li>-Reduce transportation needs and energy consumption</li> </ul>	<ul style="list-style-type: none"> <li>-Insensitive overlaying of different kinds of development, particularly where a residential environment is involved</li> <li>-Additional time required to ensure proper implementation of design and buffering standards</li> <li>-Perceived nuisance factors (noise, traffic, &amp; security)</li> </ul>
Performance Zoning	Form of zoning where criteria for establishing districts regulating land uses are based on performance, not design specifications.	<ul style="list-style-type: none"> <li>-Minimum zoning districts required, increased choice-reducing variances and changes.</li> <li>-Land uses separated only if negative impacts are created</li> <li>-Considers land capability &amp; only permits development consistent with defined standards</li> <li>-Maximized flexibility</li> <li>-Provides incentives to reduce pollution</li> </ul>	<ul style="list-style-type: none"> <li>-Complex standards (administrative skills needed)</li> <li>-Land capability standards require specific technical information</li> <li>-May not be appropriate in residential areas with stable neighborhoods</li> </ul>